

Statement of Information

Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

Property offered for sale

Address Including suburb and postcode 2/13 Kirstina Road, Glen Waverley Vic 3150

Indicative selling price

For the meaning of this price see consumer.vic.gov.au/underquoting

Range between \$880,000 & \$968,000

Median sale price

Median price \$868,000 House Unit X Suburb Glen Waverley

Period - From 01/04/2018 to 31/03/2019 Source REIV

Comparable property sales (*Delete A or B below as applicable)

A* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

	Address of comparable property	Price	Date of sale
1	2/37 The Outlook GLEN WAVERLEY 3150	\$950,000	16/03/2019
2	2/44 Fairhills Pde GLEN WAVERLEY 3150	\$870,000	08/01/2019
3	1/19 Lincoln Av GLEN WAVERLEY 3150	\$868,000	16/03/2019

OR

B* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.



Rooms:
Property Type: Flat
Land Size: 510.978 sqm approx
Agent Comments

Indicative Selling Price
\$880,000 - \$968,000
Median Unit Price
Year ending March 2019: \$868,000

Comparable Properties



2/37 The Outlook GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$950,000
Method: Auction Sale
Date: 16/03/2019
Rooms: 5
Property Type: Unit
Land Size: 404 sqm approx

2/44 Fairhills Pde GLEN WAVERLEY 3150 (REI/VG) Agent Comments



Price: \$870,000
Method: Private Sale
Date: 08/01/2019
Rooms: -
Property Type: Unit

1/19 Lincoln Av GLEN WAVERLEY 3150 (REI) Agent Comments



Price: \$868,000
Method: Auction Sale
Date: 16/03/2019
Rooms: -
Property Type: Unit
Land Size: 362 sqm approx